

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION AND VARIANCE -
SW/S Bowleys Quarters Road, and * ZONING COMMISSIONER
SE/S Susquehanna Avenue
(900 Bowleys Quarters Road) * OF BALTIMORE COUNTY
15th Election District
7th Councilmanic District * Case No. 97-486-SPHXA

Bowleys Quarters Volunteer Fire Department
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception, and Variance filed by the owner of the property, the Bowleys Quarters Volunteer Fire Department, by Stephen M. Clay, Sr., through their attorney, John B. Gontrum, Esquire. The property, known as 900 Bowleys Quarters Road, is located in the vicinity of Susquehanna Avenue and Clarks Point Road in Bowleys Quarters. The Petitioners seek approval of a waiver to permit a fire equipment storage building in a tidal flood plain, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1 (510.1) of the Baltimore County Building Code (B.C.B.C.), and Sections 26-670, 26-172(a)(3) of the Baltimore County Code (B.C.C.). In addition, the Petitioners request a special exception for a volunteer fire station, community hall, accessory structures, and parking in a D.R. zone, pursuant to Section 1B01.1.C.19 of the B.C.Z.R., and variance relief from the B.C.Z.R. as follows: From Section 1B01.2.C.1.a to permit a rear yard setback of 15 feet in lieu of the required 30 feet; from Section 517.1.3.A to permit an accessory structure (garage) exceeding 900 sq.ft. in size in a flood plain; from Section 409.8.A.2 to permit a stone parking surface in lieu of the required macadam paving or durable and dustless surface; and from Section 409.8.A.2 to permit unmarked parking spaces on compacted stone

ORDER RECEIVED FOR FILING

Date 7/28/97

By [Signature]

in lieu of the required striped parking spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Carlyle P. Clay, Jr., a representative of the Bowleys Quarters Volunteer Fire Company, owner of the property, William F. Bafitis, Professional Engineer who prepared the site plan for this property, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.21 acres, zoned D.R. 3.5 and is the site of the Bowleys Quarters Volunteer Fire Company. This property was the subject of prior Case No. 2003 in which a special exception was granted for the existing fire department and community hall building (5,076 sq.ft.) on June 5, 1951. In 1956, an addition of 5,469 sq.ft. was added to provide offices and storage space. Thereafter, a fire equipment storage addition of 4,220 sq.ft. was constructed in 1958. The Petitioners now come before me seeking approval to construct a separate, one-story equipment storage building of 3,750 sq.ft., towards the front of the site, with future additions of 750 sq.ft. each on either side to provide additional future storage space. The proposed building will be utilized as a garage and will have four (4) storage bays. Due to the irregular shape of the lot, and the topography of the land, the requested special hearing and special exception relief are necessary in order to legitimize existing conditions on the property and permit the proposed expansion. Testimony revealed that all of the existing improvements on the site were built within the Residential Transition Area (RTA) and as such, the variance relief is

necessary in order to legitimize their existence. Furthermore, the proposed building will be located in the RTA as well.

It is to be noted that by letter dated June 25, 1997, C. Robert Olsen, Director of Public Works, recommended approval of the requested waiver. Thus, I shall grant the Petition for Special Hearing to permit construction of the proposed building in a tidal flood plain. As to the Petition for Special Exception, the Petitioners were granted approval to construct the existing fire department/community hall in 1951. However, inasmuch as additional development has occurred on the site since the granting of that special exception, relief is sought to legitimize existing conditions and the proposed fire equipment storage building, which is permitted in the D.R. zone by special exception.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing, special exception and variances should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of a waiver to permit a fire equipment storage building in a tidal flood plain, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1 (510.1) of the Baltimore County Building Code (B.C.B.C.), and Sections 26-670, 26-172(a)(3) of the Baltimore County Code (B.C.C.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a volunteer fire station, community hall, accessory structures, and parking in a D.R. zone, pursuant to Section 1B01.1.C.19 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

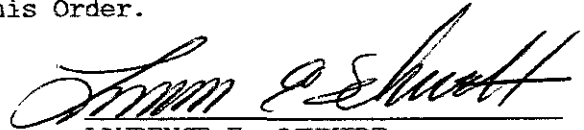
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Section 1B01.2.C.1.a to permit a rear yard setback of 15 feet in lieu of the required 30 feet; from Section 517.1.3.A to permit an accessory structure (garage) exceeding 900 sq.ft. in size in a flood plain; from Section 409.8.A.2 to permit a stone parking surface in lieu of the required macadam paving or durable and dustless surface; and from Section 409.8.A.2 to permit unmarked parking spaces on compacted stone in lieu of the required striped parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 15, 1997, the comments made by the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated May 14, 1997, and the Department of Public Works (DPW) comments dated June 25, 1997, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/25/97
By [Signature]

To: Arnold L. Jablon

Date May 15, 1997

From: R. Bruce Seeley *RBS/yp*

Subject: Zoning Item # 486 Project Name **BOWLEYS QUARTER VOLUNTEER FIRE DEPT.**
Address

Zoning Advisory Committee Meeting of **MAY 5, 1997**

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the exten to which environmental regulations apply to the site.

- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Sreams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

- ✓ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

- ✓ GROUND WATER MANAGEMENT: Any building structure must be a minimue of 20 ft. from the septic system.

ORDER RECEIVED FOR FILING

Date

By

7/23/97
[Signature]
bowleys.doc
jablon.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 14, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item No. 486

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

A Schematic Landscape Plan must be submitted that conforms to the Landscape Manual to the full extent possible.

RWB:HJO:jrb

cc: File

ZONE512.486

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Date 7/28/97
By [Signature]

BALTIMORE COUNTY, MARYLAND

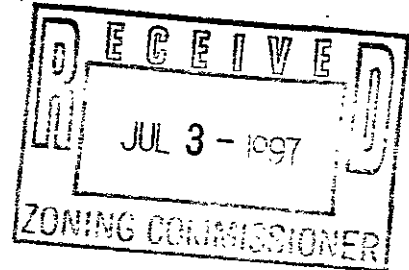
INTEROFFICE CORRESPONDENCE

TO: Lawrence Schmidt
Zoning Commissioner

FROM: C. Robert Olsen, Director
Department of Public Works

SUBJECT: Bowleys Quarters Volunteer Fire
Company
Floodplain Waiver

DATE: June 25, 1997



We have reviewed the submittal from Bafitis & Associates concerning the placement of a new equipment building in the tidal floodplain. The site varies in elevation from 5 feet to 10 feet above sea level.

To build in a tidal floodplain, the grade of the first floor or lowest floor must be 1-foot above the tidal floodplain which, in this case, would be elevation 11.2 feet. To obtain the elevation on this site would be a hardship that would probably hamper the maneuvering of equipment on this site.

I am recommending approval of this waiver for the construction of the equipment building at elevation 9 feet. It should be noted in your Order that the waiver is for the equipment building only and not for any living quarters.

If you should have any questions on this matter, please call Robert Bowling on extension 3751.

RWB:jrb

cc: File

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Date

By

RWB145



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 28, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE
SW/S Bowleys Quarters Road, and SE/S Susquehanna Avenue
(900 Bowleys Quarters Road)
15th Election District - 7th Councilmanic District
Bowleys Quarters Volunteer Fire Department - Petitioner
Case No. 97-486-SPHXA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception, and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Stephen M. Clay, Sr., Bowleys Quarters Volunteer Fire Dept.
900 Bowleys Quarters Road, Baltimore, Md. 21220

Mr. Carlyle P. Clay, Jr.
7856 Harold Road, Baltimore, Md. 21222

People's Counsel; Case Files



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
900 Bowleys Quarters Road, SW/S Bowleys		
Quarters Road and SE/S Susquehanna Avenue	*	OF BALTIMORE COUNTY
15th Election District, 5th Councilmanic		
	*	CASE NO. 97-486-SPHXA
Community Volunteer Fire Department of		
Bowleys Quarters and Vicinity, Inc.	*	
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Hearing

SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 900 Bowleys Quarters Rd. Balt. Md. 21220

which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver pursuant to Section 500.6 BCZR; Section 517.1 (510.1), Building Code; and Sections 26-670, 26-172(a)(3), BCC to build a fire equipment storage building in a tidal flood plain.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

John B. Contrum

(Type or Print Name)

Signature

814 Eastern Blvd. 410-686-8274

Address Phone No.

Baltimore, Md. 21221

City

State

Zipcode

Legal Owner(s):

BOWLEY'S QUARTERS V.F.D.

(Type or Print Name)

Stephen M. Clay Sr.

Signature

STEPHEN M. CLAY SR.

(Type or Print Name)

Signature

900 BOWLEY'S QUARTERS RD. 335-8820

Address

Phone No.

BALTO. MD. 21220

City

State

Zipcode

Name. Address and phone number of representative to be contacted.

CARLYLE P. CLAY JR.

Name

7856 HAROLD ROAD (410) 284-7160

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP-OFF

NO REVIEW

4/25/97
uCR

Revised 9/5/95

ORDER RECEIVED FOR FILING

97-486



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 900 Bowley's Quarters Road, Baltimore, Md 21220
which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a volunteer fire company station, community hall, accessory structures and parking in a D.R. zone pursuant to Zoning Section 1B01.1C.19.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Gontrium
(Type or Print Name)

Signature

814 Eastern Boulevard 1-410-638-8274
Address Phone No.

Essex, Md. 21221

City

State

Zipcode

Legal Owner(s)

Community Volunteer Fire Department of
Bowleys Quarters and Vicinity, Inc.

Signature

Fredrick Fischer III?
(Type or Print Name) (President)

Signature

900 Bowleys Quarters Road 288-8482
Address Phone No.

Baltimore, Md. 21220

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

DROP - OFF
NO REVIEW
4/25/97
UCR





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 900 Bowleys Quarters Road, Balt. Md. 21220

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attachment B

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Gontrum

(Type or Print Name)

Signature

814 Eastern Boulevard 1-410-638-8274

Address

Phone No.

Essex, Md. 21221

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Community Volunteer Fire Department of
(Type or Print Name) Bowleys Quarters and Vicinity, Inc.

Signature

Fredrick Fischer III

(Type or Print Name) President

Signature

900 Bowleys Quarters Road 288-8482

Address

Phone No.

Baltimore, Maryland 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

4/25/97
WCR



Attachment A
Petition for Variance

97-486-SPHYA

1. Section 1B01.2C1a (BCZR) to permit a rear yard of 15' in-lieu of the required 30 feet.
2. Section 517.1.3.A (BCZR) To permit a garage (structure) to exceed 900 square feet in a flood plain.
3. Section 409.8.A.2 (BCZR) To permit a stone parking surface in lieu of a durable dustless surface.
4. To permit unstriped parking spaces on compacted stone in lieu of required striped parking spaces.

ORDER RECEIVED FOR FILING

Date

By

Attachment B
Petition for Variance

97-486-SPHXA

Additional equipment to render service to the expanding Community area of the volunteer fire company has become necessary, and the proposed equipment storage building is located in virtually the only place on the site that will not impact traffic flow or needed parking. The site is near the apex of a triangle formed by Bowleys Quarters Road and Susquehanna Road, and the proposed site will be up against a commercially used property. Parking construction variances are sought due to the location of the property in the Chesapeake Bay Critical Area. Much of Bowleys Quarters is in a flood plain, but the need for the facility at such a centralized location is clear, and the proposed location opposite the existing building will give ease of access and flow. If the proposed variances are not granted, the needed uses could not be provided at this location. The site has had a special exception use on it since 1951, and has served the community well since that time.



91-486-
SPHXA

ZONING DESCRIPTION
FOR
900 BOWLEY'S QUARTERS ROAD

BEGINNING at a point on the west side of Bowley's Quarters Road, 40 ft. Wide, at a distance of 600± southeasterly from the intersection of centerlines of Bowley's Quarters Road and Susquehanna Avenue, 1) thence running along Bowley's Quarters Road South 32°-59'-01" East 33.49' to a point at a curve; 2) thence running along said road with a curve to left with a radius of 911.72' and a length of 161.30' and (chord bearing of South 38°-03'-07" East and a chord distance of 161.09') to a point; 3) thence running along said road South 43°-07'-12" East 60.25' to a point; 4) thence leaving said road with the following three courses and distances: South 43°-40'-29" West 411.03' to a point; 5) thence North 02°-51'-31" West 68.89' to a point; 6) thence North 67°-00'-31" West 355.91' to a point along Susquehanna Avenue, 30 ft. wide; 7) thence running along said road North 26°-42'-29" East 172.38' to a point; 8) thence leaving said road with the four following courses and distances; South 67°-00'-31" East 88.94' to a point; 9) thence North 22°-59'-29" East 128.00' to a point; 10) thence South 67°-00'-31" East 110.44' to a point; 11) thence North 56°-57'-29" East 173.21' to a point at the place of beginning.

CONTAINING 139,953 square feet or 3.21 acres of land.



William Bafitis, P.E. Reg. # 11641

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, Maryland, is hereby giving notice that a public hearing will be held on the property described below as follows:

Case: 497-486-SPHX
800 Bowleys Quarters Road
S.E. Bowleys Quarters Road
and S.E. Susquehanna Avenue

15th Election District
in Concomitant
Legal Owner(s):
Community Volunteer Fire
Department of Bowleys Quarters
and vicinity, Inc.

Special Hearing: to approve
a plan to build a fire equipment
storage building in a tidal
floodplain. Special Exception
for a volunteer fire company
station, community hall, necessary
structures, and parking.
Variance: to permit a rear
yard of 15 feet in lieu of the
required 30 feet; to permit a
stone parking surface in lieu of
a gravel, dustless surface
and to permit unstriped parking
spaces in lieu of the
required striped parking spaces.

Hearing: Monday, June 9,
1997 at 2:00 p.m., 4th floor
hearing room, Courts Building,
401 Bowley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.
(2) For information concerning
the File and/or Hearing,
Please Call (410) 887-3391.

5/30/1 May 15 C143665

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 97-486-SPHXA

Petitioner/Developer:
(Bowleys Quarters Vol. Fire)
Date of Hearing/Closing:
(June 9, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 900 Bowleys Quarter s Road Baltimore, Maryland 21220 _____

**The sign(s) were posted on _____ May 23, 1997 _____
(Month, Day, Year)**

Sincerely,

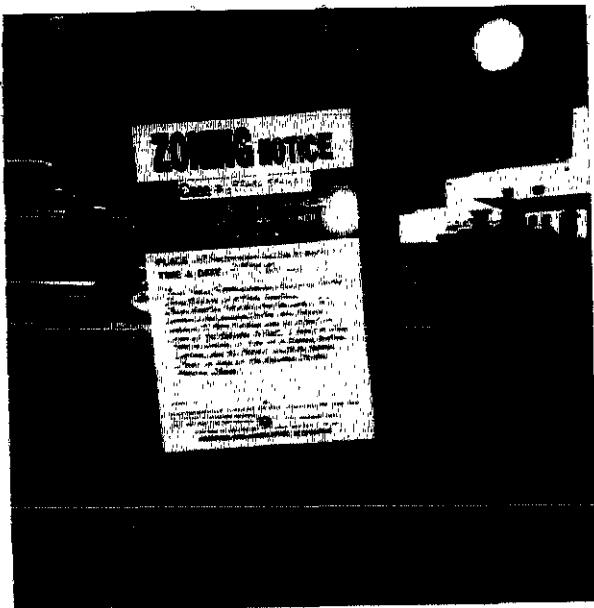
Thomas P. Ogle 5/23/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-486-SPHXA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 486

ZONING NOTICE

Case No.: 97-486-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A VOLUNTEER FIRE CO.
STATION, COMMUNITY HALL, ACCESSORY STRUCTURES
+ PARKING. VARIANCE TO PERMIT A REAR YARD OF 15
FT. IN LIEU OF REQUIRED 30 FT.; TO PERMIT A STONE
PARKING SURFACE IN LIEU OF A DURABLE, DUSTLESS

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

SURFACE; + TO PERMIT UNSTRIPED PARKING SPACES IN LIEU OF REQUIRED STRIPED PARKING SPACES. SPECIAL HEARING TO APPROVE A WAIVER TO BUILD A FIRE EQUIPMENT STORAGE BUILDING IN A TIDAL FLOODPLAIN.

TO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

John Contrum, Esq.
814 Eastern Boulevard
Baltimore, Maryland 21221
410-686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-486-SPHXA
900 Bowleys Quarters Road
SW/S Bowleys Quarters Road and SE/S Susquehanna Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Community Volunteer Fire Department of Bowleys Quarters and Vicinity, Inc.

Special Hearing to approve a waiver to build a fire equipment storage building in a tidal floodplain.
Special Exception for a volunteer fire company station, community hall, accessory structures, and parking.
Variance to permit a rear yard of 15 feet in lieu of the required 30 feet; to permit a stone parking surface in lieu of a durable, dustless surface; and to permit unstriped parking spaces in lieu of the required striped parking spaces.

HEARING: MONDAY, JUNE 9, 1997 at 2:00 p.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-486-SPHXA

900 Bowleys Quarters Road

SW/S Bowleys Quarters Road and SE/S Susquehanna Avenue

15th Election District - 5th Councilmanic

Legal Owner(s): Community Volunteer Fire Department of Bowleys Quarters and Vicinity, Inc.

Special Hearing to approve a waiver to build a fire equipment storage building in a tidal floodplain.
Special Exception for a volunteer fire company station, community hall, accessory structures, and parking.
Variance to permit a rear yard of 15 feet in lieu of the required 30 feet; to permit a stone parking surface in lieu of a durable, dustless surface; and to permit unstriped parking spaces in lieu of the required striped parking spaces.

HEARING: MONDAY, JUNE 9, 1997 at 2:00 p.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Community Volunteer Fire Department of Bowleys Quartes & Vicinity, Inc.
John Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 25, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 486
Case No.: 97-486-SPHXA
Petitioner: Bowley's Quarters V.F.D.

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 14, 1997
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item No. 486

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (~~commercial~~) development.

A Schematic Landscape Plan must be submitted that conforms to the Landscape Manual to the full extent possible.

RWB:HJO:jrb

cc: File

ZONE512.486

To: Arnold L. Jablon

Date May 15, 1997

From: R. Bruce Seeley *RBS/qp*

Subject: Zoning Item # 486 Project Name **BOWLEYS QUARTER VOLUNTEER FIRE DEPT.**
Address

Zoning Advisory Committee Meeting of **MAY 5, 1997**

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.

- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

- ✓ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

- ✓ GROUND WATER MANAGEMENT: Any building structure must be a minimum of 20 ft. from the septic system.
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-

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: White Marsh Properties, Inc.
Community Volunteer Fire Department
of Bowleys Quarters and Vicinity, Inc.

Location: DISTRIBUTION MEETING OF May 8, 1997

Item No.: 464. and 486 Zoning Agenda:

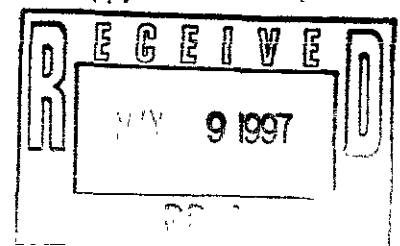
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition or any amendments.

REVIEWER: LT. ROBERT P. SAUEPWALD
Fire Marshal Office, PHONE 267-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 464, 479 and 486

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by: Jeffrey W. Long
Division Chief: Carol Kerns

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-6-97
Item No. 486 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

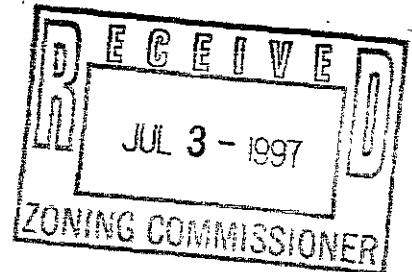
INTEROFFICE CORRESPONDENCE

TO: Lawrence Schmidt
Zoning Commissioner

FROM: C. Robert Olsen, Director
Department of Public Works

SUBJECT: Bowleys Quarters Volunteer Fire
Company
Floodplain Waiver

DATE: June 25, 1997



We have reviewed the submittal from Bafitis & Associates concerning the placement of a new equipment building in the tidal floodplain. The site varies in elevation from 5 feet to 10 feet above sea level.

To build in a tidal floodplain, the grade of the first floor or lowest floor must be 1-foot above the tidal floodplain which, in this case, would be elevation 11.2 feet. To obtain the elevation on this site would be a hardship that would probably hamper the maneuvering of equipment on this site.

I am recommending approval of this waiver for the construction of the equipment building at elevation 9 feet. It should be noted in your Order that the waiver is for the equipment building only and not for any living quarters.

If you should have any questions on this matter, please call Robert Bowling on extension 3751.

RWB:jrb

cc: File

RWB145

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Donald T. Rascoe
DRC Chairman

DATE: June 20, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits &
Development Management

SIGNED: ROBERT W. BOWLING

SUBJECT: Volunteer Fire Department of Bowleys
Quarters Floodplain Waiver

Tom Hamer and I have reviewed the subject site for the waiver of building in a tidal floodplain. The Fire Company site ranges in the elevation of 5 feet to 10 feet. The site would have to be filled extensively to get the new building up to elevation 11.2 to meet the floodplain criteria.

Since the filling would be very difficult to accomplish, we are recommending approval of the proposed building at elevation 9 in lieu of the required elevation of 11.2.

If you should have any questions, please contact me at extension 3751.

RWB:cab

cc: File
Clyde Hinkel
Lawrence Schmidt, Zoning Commissioner

RWB144

The Bowleys Quarters Improvement Association, Inc.

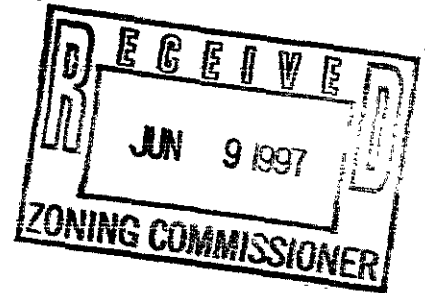
P.O. BOX 18051

BALTIMORE, MARYLAND 21220

(410) 335-9802

June 4, 1997

Bowley's Quarters Volunteer Fire Department (BQVFD)
P.O. Box 4910
Baltimore, Maryland 21220
Attn: Mr. Carlyle Clay



Dear Mr. Clay,

Thank you for meeting with the Bowley's Quarters Improvement Association (BQIA) Board of Directors regarding the BQVFD's plans for expansion of your facilities in the community. We truly appreciate your forethought regarding such development matters that impact our community.

Our Board of Directors felt the meeting was informative and helped us understand your needs. During this meeting, you advised us that due to the critical areas laws, some aspects of your development plans would require the granting of a special exception to the existing laws.

The BQVFD's building plans were presented to the BQIA membership during the March and April community meetings and no concerns were voiced by our members. Therefore, the BQIA Board is forwarding this letter to you to indicate that we are in support of your development plans. Secondly, in regards to your upcoming Zoning Hearing for Special Exception, Case #97-486SPHXA, the BQIA intends to offer no testimony objecting to your request.

The BQIA is in full support of your expansion plans and appreciates your presence in the community.

For the Bowleys Quarters Improvement
Association, Inc.,

Philip Edwards
President

cc: BQIA Files

7 Lawrence Schmidt, Zoning Commissioner
BQVFD



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, MD 21221

97-486-SPHXA

RE: Drop-Off Petition Review (Item #486)
Bowleys Quarters Volunteer Fire Dept.
900 Bowleys Quarters Road
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials.

1. Though I discussed some general plan issues with the engineer some months in the past, this site was never formally reviewed with the intent of giving a review for a zoning hearing application.
 - A. Be aware that the floodplain waiver request must first be recommended for approval (before the hearing date) by the Director of the Department of Public Works. Contact Development Management at 410-887-3335 concerning application.
 - B. The wording request for the floodplain relief is incorrectly located on a variance petition, while being worded and referenced incorrectly as requesting riverine floodplain relief on both the variance and special hearing request. Since this is indicated as tidal flood zone in the petition information, the wording and sections referenced must concern a tidal food zone request, not the riverine.



2. The special exception request for the volunteer fire company and community hall, accessory structures, and parking appears unnecessary in light of zoning case #2003 as referenced on the site plan. A special hearing to amend this previous approved plan would seem to be more appropriate for this existing situation. Since several additions have been made and a new one is proposed since the plan was approved, these should be clearly designated as to what approvals are necessary for amendment.
3. No clear authority or title is given to Mr. Clay, who signed the petition for the volunteer fire department for special hearing.
4. Include on the plan and clearly label all off-site sources of RTA on-site, including all dwellings and small lots of record less than 2 acres. All off-site buildings within 150 feet of a proposed unlike use tract must be labeled with the existing use. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across street from the subject property must be shown clearly. The most restrictive residential transition areas must be labeled with the required and applicable 150 foot RTA dimension and included on the plan print. The 100 foot RTA area must also be labeled and shown. Clearly and conspicuously note on the plan: "All off-site dwellings and small lots of record (less than 2 acres) that create a RTA on-site are shown with the required 150 foot distance dimensions and 100 foot RTA". Clearly label all unlike building fronts, label and dimension 75 foot RTA setbacks, 50 foot RTA buffers. Provide and designate on the plan print the required and applicable RTA buffers with a conspicuous bold line around the boundary and remove all other uses, except those drives as permitted under the CMDP.
5. The special hearing is not listed in the plan title or the zoning request notes on the plan.
6. The vicinity map should be 1" = 1,000 square feet, with the property outline shown.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,



John L. Lewis
Planner II, Zoning Review

JLL:scj

c: Zoning Commissioner



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 28, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #486)
900 Bowley's Quarters Road
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



486

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

JILL D. LOPER

* Also Admitted In the District of Columbia

April 24, 1997

Carl Richards
Zoning Co-Ordinator
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Bowleys Quarters Volunteer Fire Department

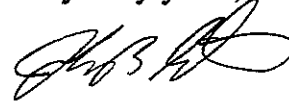
Dear Mr. Richards:

Please accept for filing the attached petitions for a special exception and for variance from the zoning, and flood plain regulations.

The Petition and plan were previously reviewed by John Lewis. - N/A per JLL

There are no outstanding zoning violations with respect to this matter.

Very truly yours,



John B. Gontrum

DROP-OFF
NO REVIEW

OK - WCR

486
4/25/97
NO FEE -
VFC

486

Baltimore County Government
Department of Permits and
Development Management



97-486-SPHX A

111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

January 14, 1997

Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore, MD 21221

RE: Bowley's Quarters Vol. Fire Co.
900 Bowley's Quarters Road
DRC Number 12306M, Dist. 15C5

Dear Sir:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland and as provided in Section 602(d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on December 30, 1996 and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A)(8).

Bafitis & Associates, Inc.
Bowley's Quarters Vol. Fire Co.
January 14, 1997
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Permits and Licenses Section.

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 14th day of January, 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:jw

c: Bruce Seeley
Carol Brown
File

97.486
SPHXA

D.R.5.5

D.R.3.5

D.R.3.5

BEACH

ROAD

SUSQUEHANNA

E 63,000 E 63,000

AVE

BOWLEYS

SITE

R.C.20

BR

R.C.20

P.O.B.
NB438.1652
E63313.5279

SENECA CREEK

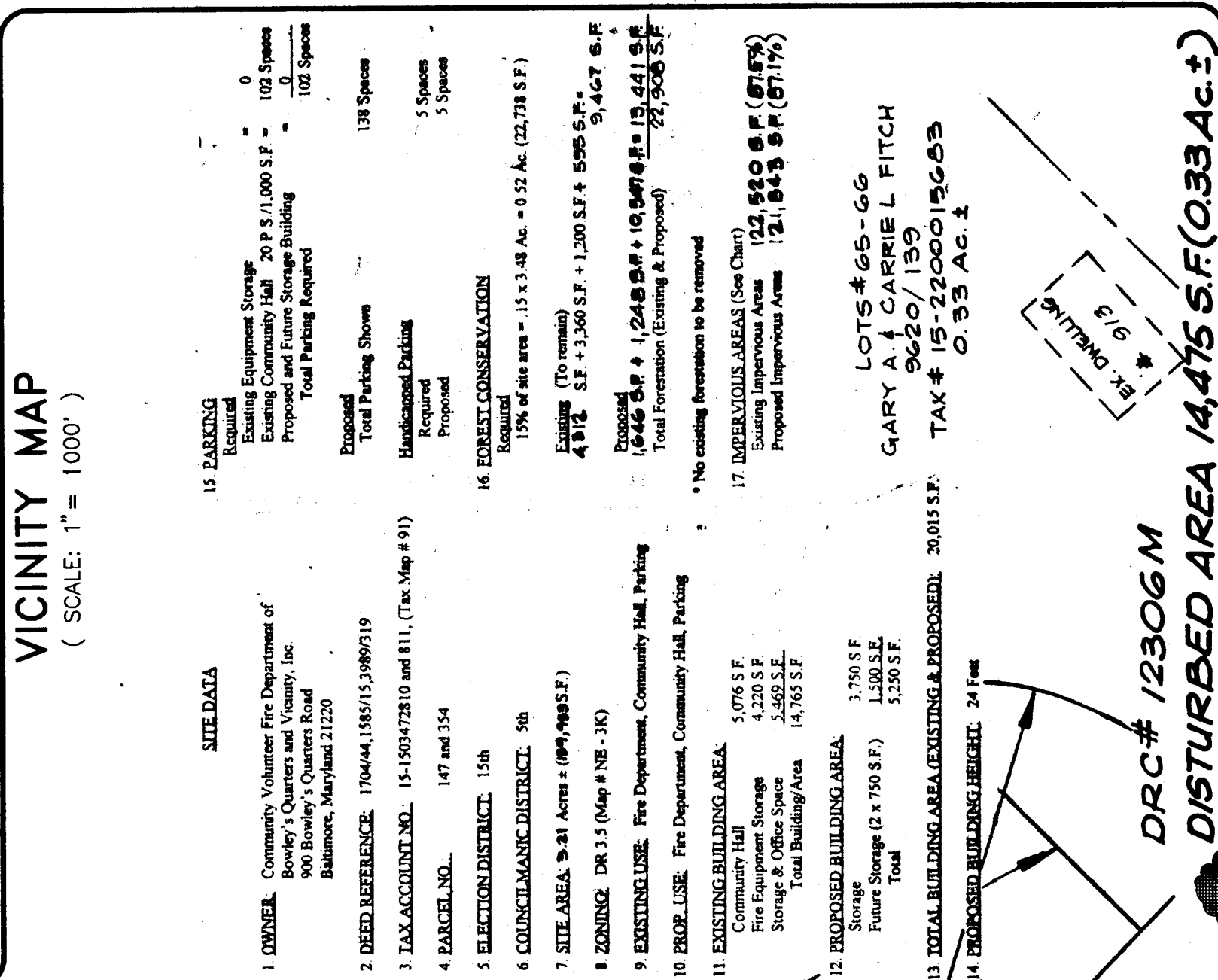
ZONING MAP FOR
900 BOWLEYS QUARTERS ROAD

SCALE
1" = 200'


DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BOWLEYS
QUARTERS

SHEET
NE
3-K
2-K



Baftis & Associates, Inc.



William N. Baftis, P. E.
PRESIDENT

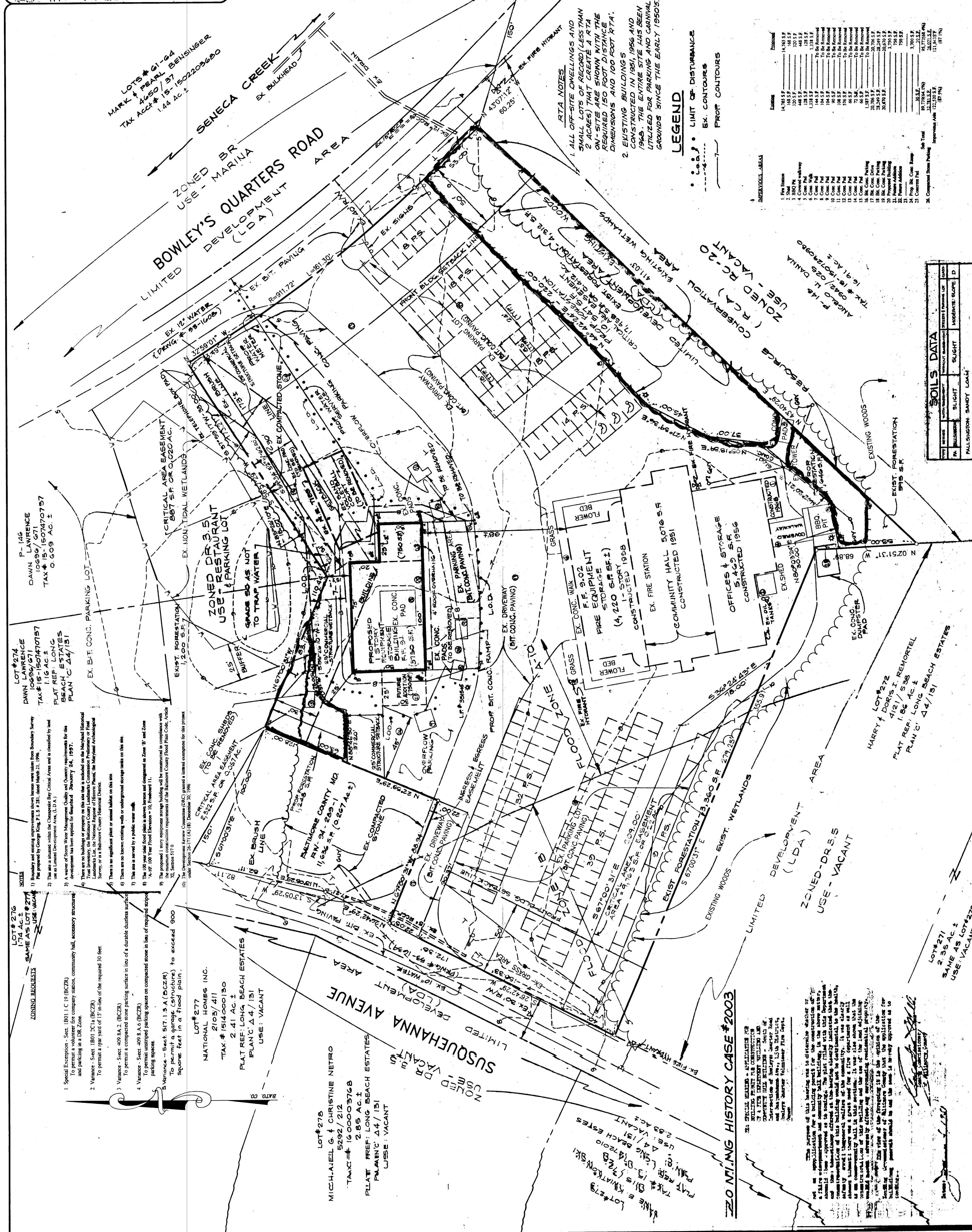
**Civil Engineers/Land Planners
SURVEYORS**

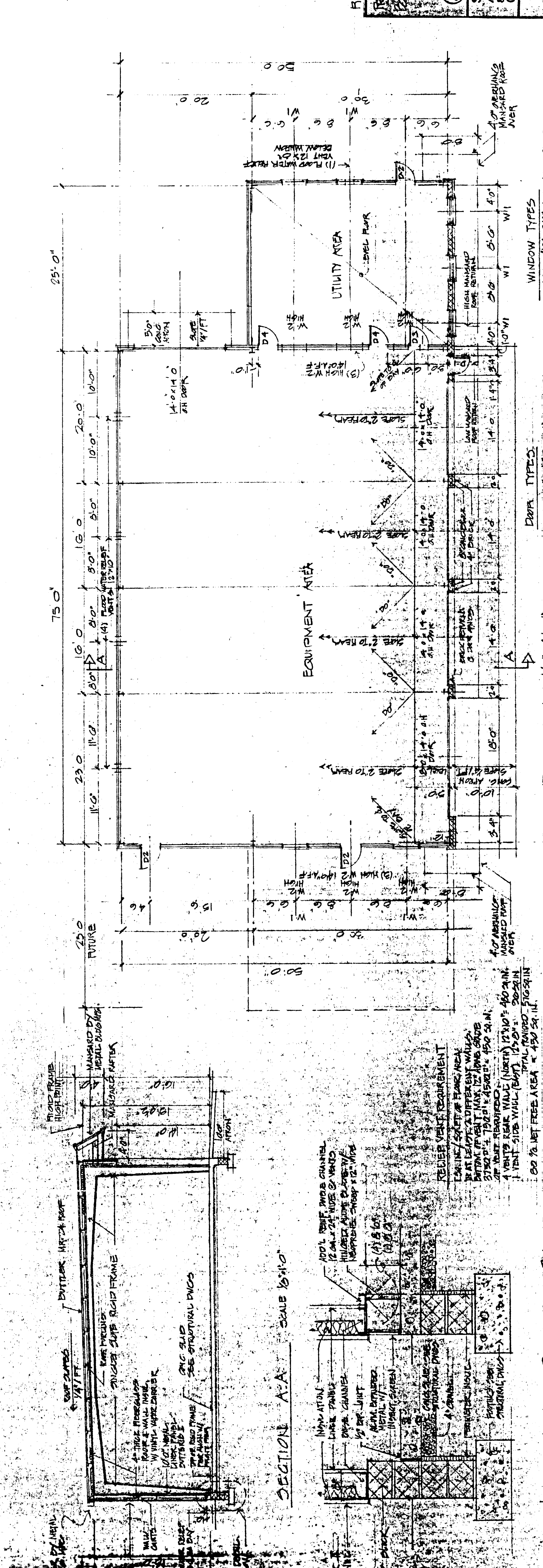
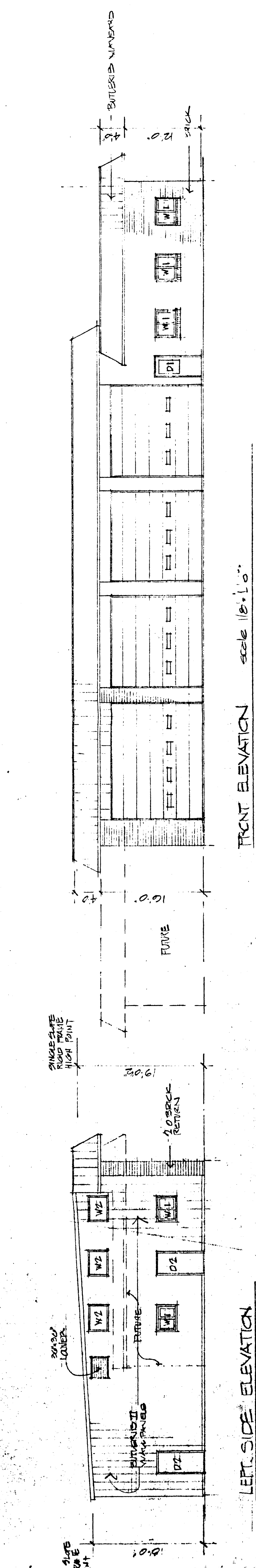
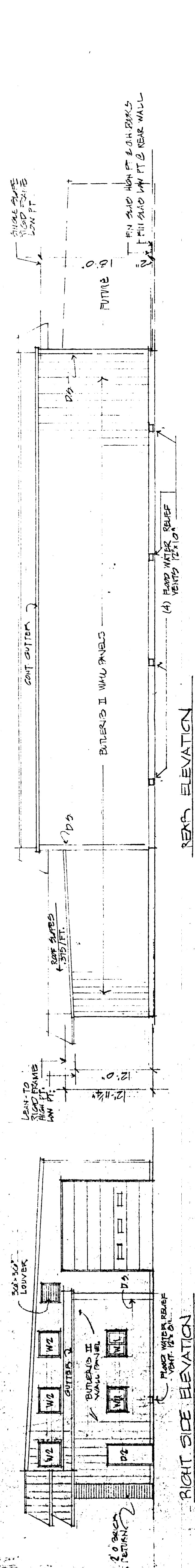
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

**PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
AND ZONING VARIANCES
900 BOWLEY'S QUARTERS ROAD
VOLUNTEER FIRE DEPARTMENT OF
BOWLEY'S QUARTERS AND VICINITY, INC.**

10111 ELECTION DISTRICT 10111
SCALE: 1"=30'
JOB ORDER NO: 96009
DATE: 9-21-97
SHEET 1 OF 1
WILLIAM N. B. H. P. E.
[Circular Seal: STATE OF NEW YORK, COUNTY OF ALBANY, OFFICE OF THE COMMISSIONER OF THE LAND OFFICE, ALBANY, N.Y.]

NO.	REVISIONS	DATE
	Revised Proposed Forestation Area & Critical Area Segment to Near Prop. Building, Added 1995 S.F. Eel.	5/8/97
	Forest Area Revised Forest Computations	
	Shown Allocated lots & Chgs for RTA's, RTA Notes & Building Construction Dates.	5/30/97





REVISED MAY 19, 1997

PROJECT: STAN RYDER BUILDING

ARCHITECTS: STAN RYDER & ASSOCIATES

9308 LIBERTY ROAD • BALTIMORE, MD 21244

(410) 521-2367 FAX (410) 521-2466

MAY 6, 1997

WINDOW TYPES

W-1 40" X 50" ALUMINUM SLUR

W-2 40" X 50" ALUMINUM SLUR

W-3 40" X 50" ALUMINUM SLUR

W-4 40" X 50" ALUMINUM SLUR

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W-85 40" X 50" ALUMINUM SLUR

W-86 40" X 50" ALUMINUM SLUR

W-87 40" X 50" ALUMINUM SLUR

W-88 40" X 50" ALUMINUM SLUR

W-89 40" X 50" ALUMINUM SLUR

W-90 40" X 50" ALUMINUM SLUR

W-91 40" X 50" ALUMINUM SLUR

W-92 40" X 50" ALUMINUM SLUR

W-93 40" X 50" ALUMINUM SLUR

W-94 40" X 50" ALUMINUM SLUR

W-95 40" X 50" ALUMINUM SLUR

W-96 40" X 50" ALUMINUM SLUR

W-97 40" X 50" ALUMINUM SLUR

W-98 40" X 50" ALUMINUM SLUR

W-99 40" X 50" ALUMINUM SLUR

W-100 40" X 50" ALUMINUM SLUR